

*Please keep Eastwood safe, strong and continually improving  
Become a paid member of the Eastwood Homeowners Association*

Resident name: \_\_\_\_\_

phone:\_\_\_\_\_ mobile/text:\_\_\_\_\_ email:\_\_\_\_\_

Resident name: \_\_\_\_\_

phone:\_\_\_\_\_ mobile/text:\_\_\_\_\_ email:\_\_\_\_\_

Other residents:\_\_\_\_\_

Address: \_\_\_\_\_

Emergency contact name:\_\_\_\_\_

phone:\_\_\_\_\_ mobile/text:\_\_\_\_\_ email:\_\_\_\_\_

**New or renewing membership is \$20.**

*Please consider making a donation to our neighborhood projects:*

\$\_\_\_\_\_ Maintenance of parks and streams – Purchase of wildflower seeds, native grasses, shrubs and trees.

Equipment rental. Erosion control of creek.

\$\_\_\_\_\_ Volunteers in Patrol – Magnetic vehicle signs, amber vehicle light, printing of patrol logs, neighborhood safety projects (signs for alleyways with house and street name) and more.

\$\_\_\_\_\_ Special Project 2015-2016: Production of a book by Ginger Travis on Eastwood area history. Editing, layout and printing.

\$\_\_\_\_\_ Other Projects: Replacing steps with ramps at playground boardwalk and deck. Improvements to entry sign and garden.

Send form to:  
**Eastwood Homeowners Association - 9540 Garland Road, Suite 381-169 - Dallas, TX 75218**  
Or scan and email to:  
**hoaeastwood@gmail.com**

Pay by Cash or Check: Make checks payable to Eastwood Homeowners Association

Pay by Credit Card:

1. Go to www.PayPal.com
2. At top of page, click on Send tab
3. Enter the Eastwood Homeowners email address, hoaeastwood@gmail.com
4. Click on Enter, then select Friends & Family
- 5: Sign in your PayPal account, or click sign-up and create one — just an email and a password
6. Write amount and click Next
7. IMPORTANT: where it says “Add a Note” include your name and what donation is for

***We thank you in advance for your support!***

**Eastwood Echo  
Autumn 2015**

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**The Eastwood Echo**

A quarterly publication of the Eastwood Homeowners Association

Editor: Amy Martin  
Graphics & Layout: Scooter Smith

Articles this issue from Jud Human, Michel Parkey, Carla Perez, Mitch Womble, Darrell Wood.

Eastwood Homeowners Association ~ In the tall tree woods off Dixon Branch near White Rock Lake ~ boundaries: from Easton to Peavy, Lake Gardens to Lake Highlands

9540 Garland Road, Suite 381-169, Dallas, TX 75218  
hoaeastwood@gmail.com



**E A S T W O O D  
HOMEOWNERS ASSOCIATION**

**NATIONAL NIGHT OUT**  
NEIGHBORS CONNECTING TO FIGHT CRIME

*by Judd Human*

Tuesday October 6  
6 to 9 pm

National Night Out is a chance to get up to date on crime prevention, while chatting with neighbors and enjoying snacks and beverages. Crime Watch and Volunteers In Patrol (VIP) volunteers will drop by, as will Dallas Police Officers who patrol our area, duty permitting

Neighbors are encouraged to visit one or more of these locations where Eastwood volunteers are hosting the event in their front yards. Please make a point to drop by during your evening walk or ride. Dogs on leashes and children are welcome.

- |                                |                     |
|--------------------------------|---------------------|
| Carolyn Jones & Francis Shaner | 10162 Creekmere Cir |
| Jerry & Camille Liebbe         | 927 Forest Grove    |
| Chris & Kari Kloeppe           | 10428 Lake Gardens  |
| James & Cecilia Naples         | 10011 Lake Gardens  |
| Chris & Jennifer Goers         | 10306 Lippitt       |
| Amy Martin & Scooter Smith     | 980 S Rustic Cir    |
| Rona Dahlgren & Dennis Schmedt | 10457 Silverrock Dr |

Be a part of National Night Out, held the first Tuesday in October for southern states and August for the rest of the country.

# NEXTDOOR SOCIAL MEDIA FOR NEIGHBORHOODS

While the population of Eastwood is diverse, we all share the same concerns for our neighborhood.



That's why Nextdoor was developed. Neighborhood associations belong to Nextdoor and invite their residents to join.

Once in the Nextdoor system, residents can:

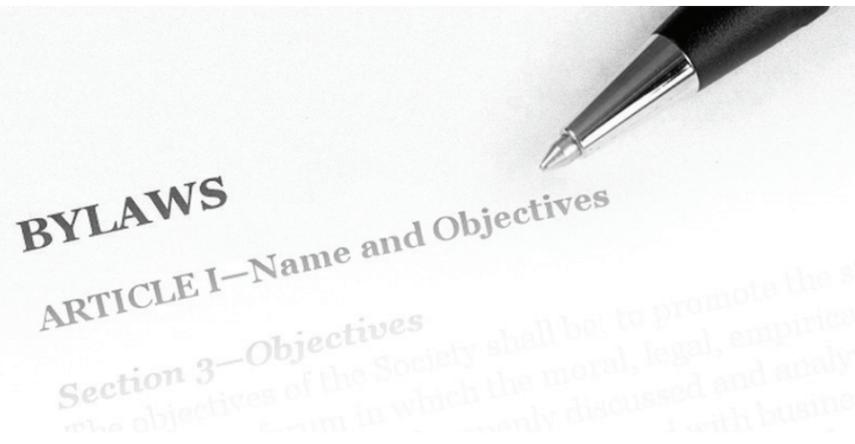
- Post and read notices
- Search the recommendation listings
- Use the map to locate and contact neighbors
- Read messages from Dallas Police and other city entities

Available as both a website and smart-phone app, you can customize your Nextdoor to receive notices of postings immediately or daily according to the categories you choose. You can post only to Eastwood, or to the surrounding neighborhoods as well.

Nextdoor has proven to be an excellent crime-fighting tool and a superb way of returning lost pets to their owners.

Be a part of Nextdoor! Simply send your email address to hoaeastwood@gmail.com and an invitation to join Nextdoor will be sent to you. Be sure to complete the verification process.

*Welcome to Eastwood!*



## BY-LAWS FOR NON-PROFITS AND HOW THEY RELATE TO EHA

*by Mitch Womble, Eastwood Parliamentarian*

A state of Texas by-law for non-profits is a rule established by a neighborhood association, business corporation, or municipality or community to regulate itself.

By-laws generally cover topics such as how directors are elected, how meetings are conducted, and what officers the organization will have and a description of each of their duties.

A super-majority vote of the general membership — such as two-thirds present and voting, or a majority of all members — is required to amend by-laws. They cannot be amended by an organization's Board of Directors.

**We will again be asking the EHA members to vote on a few necessary by-law revisions at our Fall General Meeting on Nov. 19, 2015.** The Eastwood Homeowners Association's by-laws were originally established in 1998, and revised in 2010 and 2014..

In parliamentary procedure, particularly by Robert's Rules of Order, the by-laws are the supreme governing document of an organization, superseded only by the charter of an incorporated society. The by-laws contain the most fundamental principles and rules regarding the nature of the organization. Unless otherwise provided by law, the organization does not formally exist until by-laws have been adopted.

## EASTWOOD ACCOUNTING

The 2014-2015 Eastwood Homeowners Association budget is now available online to review. Please visit <https://eastwoodtx.nextdoor.com/documents>. You will need to have a NextDoor account to view.

# REGULATIONS HELP YOU WATER WISELY

*by City of Dallas Water Utilities*  
SaveDallasWater.com

Outdoor water usage can be more than 50% of our total summer water use. According to Dallas water regulations: Don't use sprinklers to water your yard between 10 a.m. and 6 p.m. from April 1 to October 31. Hand watering or soaker hoses permitted on any day.

Violations of these outdoor water guidelines can result in fines of \$250 to \$2,000 per incident. First offenses will be issued a warning.

## City of Dallas Maximum Twice Per Week Watering Schedule

Last Digit of Address	Watering Days Allowed
0, 2, 4, 6 or 8 (even numbers)	Sundays and Thursdays
1, 3, 5, 7 or 9 (odd numbers)	Saturdays and Wednesdays
No address number	Sundays and Thursdays

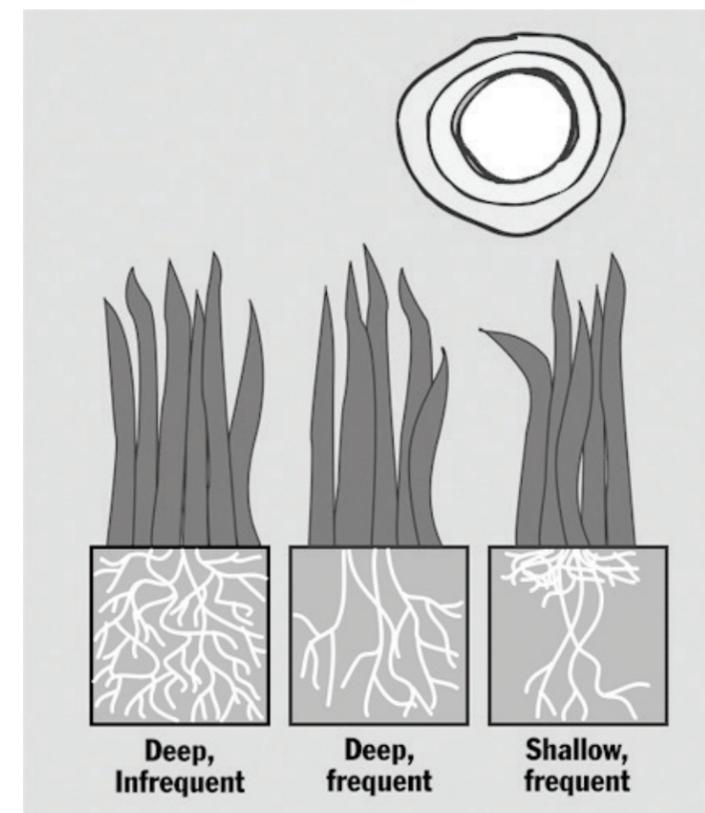
## LAWN WATERING TIPS

*by The Texas Lawn Whisperer*  
[www.facebook.com/TxLawnWhisperer](http://www.facebook.com/TxLawnWhisperer)

Experts agree that if you give your lawn one inch of water every 5 to 7 days, the water will sink in and encourage the roots to grow stronger. Deep and infrequent watering is key to keeping your lawn healthy and your water costs under control.

- Maintain your sprinkler system. Repair any broken, missing or misdirected sprinkler heads.
- Automatic sprinkler system owners are required to have rain and freeze sensors installed.
- Don't water during any form of precipitation.
- Don't allow your sprinkler system to water driveways, sidewalks and streets.
- Don't waste water by allowing runoff onto a street or other drainage area when you're watering.

FREE sprinkler system check-ups offered to City of Dallas Water Utilities customers: [save-dallaswater.com/rebates-and-incentives/irrigation-check-ups](http://save-dallaswater.com/rebates-and-incentives/irrigation-check-ups)



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### ***Prairie and Trees, the Best of Both***

The concept is to quickly establish a mature “pocket prairie” in a small area that can expand naturally over time into adjacent areas. The idea for this intensive approach came from committee member Sam Hudson. Sam recently completed training as a Dallas Country Master Naturalist. On a field trip to the Lewisville Lake Environmental Learning Area, he saw this technique demonstrated by Dr. Ken Steigman, Director of LLELA.



Behind the wildflowers and closer to the creek, we are lucky to have many young native trees. These are the natural offspring of mature trees in the park, and include red oak, American elm, cedar elm, pecan, redbud, and Eve’s necklace. We will manage these trees so that they form a woodland along Dixon Branch, replacing several very large oaks lost to storms and age in recent years.



### ***A Fantastic Corner Garden***

So watch the intersection at Peavy and Creekmere next spring. Assuming normal rainfall this fall and winter, we should have a good display of wildflowers in 2016. The grasses will be visible behind the flowers, but will take two years to reach full size. We will be putting up temporary “new wildflower” signs so that neighborhood will know where to look, and to keep Park Department mowing contractors from damaging the new plants.

If you are interested in helping, watch Nextdoor for announcements or email your name and email to [info@michaelparkey.com](mailto:info@michaelparkey.com) be put on our volunteer list.

## **BE AN EASTWOOD VOLUNTEER**

*Enrich your life with meaning that arises when we serve others  
Please contact us at [hoaeastwood@gmail.com](mailto:hoaeastwood@gmail.com) with your interest*

#### **Vice-President**

Serve as back up to the president’s duties. Help arrange speakers for general meetings.

#### **Secretary**

Take notes at board and general meetings. Help draft letters and forms as needed.

#### **Membership Committee Chair**

Maintain database of residents and members. Conduct periodic membership drives.

#### **Block Captain Coordinator**

Coordinate the block captains for delivery of newsletters and other needs as they arise. Relay block captain information on new residents to the welcoming committee.

## **YARD OF THE MONTH**

*By Carla Perez*

Yard of the Month is sponsored by the Eastwood Homeowner’s Association with support from local nurseries. A special thank you to Brumley’s on Church Road for co-sponsoring the winners’ gift cards.

### **JUNE**

### ***Congratulations to Kenneth and Deana Tinkle!***

Deana is the creative force behind their seasonal landscaping and Kenneth is very supportive of her green thumb. Be a friendly neighbor and say hi the next time you are walking by their home on Lake Gardens.



These newlywed emptynesters have lived in Eastwood for two years. Their blended family includes 5 children and 2 granddaughters. Gus, a one-year-old Jack Russell and Jax, a three-month-old Australian Shepherd are the only family members living at home with them right now. They both enjoy the proximity to White Rock Lake and easy access to all that Dallas has to offer. Our quiet neighborhood and meeting friendly neighbors are just a few reasons they have embraced living in Eastwood.

### **JULY**

### ***Congratulations to Karyne and Nic Schindel!***

Pass by their home and you will see the curb appeal of the flourishing ferns and lush lawn. Karyne prefers easy, maintenance free plants and a colorful Southern look to her landscaping. The beautiful ferns were a gift from a neighbor over 15 years ago. Karyne pays it forward by sharing ferns with neighbors and friends each spring.



Living in Eastwood is a family affair for the Schindels. Not only has this friendly couple enjoyed living on Sylvania for 22 years but Karyne’s two sisters and mother also live on the same block! Karyne is an OR nurse and will be joining Nic in retirement soon. She enjoys walking with Molly, their Pomeranian mix. They also have 2 cats, Sonny Boy and Itty Bitty. The wildlife, trees, creek, and neighbors are just a few of the reasons they have called Eastwood home for two decades.

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## AUGUST *Congratulations to Gayla and Carlos Lopez!*

Carlos is a Dallas native and Gayla got here as fast as she could from Arkansas when she attended college at SMU. Their pride of ownership is evident as you pass by their home on Sinclair. They enjoy spending time together working on their beautiful yard. They have enjoyed the greenbelt and magnificent trees of Eastwood for eighteen years. In fact, Carlos proposed to Gayla overlooking the creek on Peavy Road.

This friendly couple has made several wonderful friends in our neighborhood over the years. Many of their friendships were with the original homeowners. These are just a few of the reasons this family feels deeply rooted in

## CITY WATERING CODE VIOLATIONS VIP PATROLS ESTABLISH A "COURTESY FIRST" GUIDELINE

*by Darrell Wood*

While patrolling our neighborhood, a Volunteers in Patrol team saw a sprinkler system running between 10 a.m. and 6 p.m. — the wrong time and day according to watering regulations. They called 311 to report the code violation.

Unfortunately, that area was along Creekmere where the street has been dug up for water line maintenance and some in that area have lost power several times. This was true for this homeowner and his sprinkler system's timer was off due to power outages. Though not an intentional abuse by the homeowner, a code officer came quickly and issued them a warning. Where are the code guys when we really need them?

I've asked the VIP team that the 1st time we see a neighbor's sprinkler system operating on the wrong day and time, to please call the homeowner first or ring the doorbell to tell them. Let's be courteous first and then take action when it continues on wrong dates and times.

Our VIP patrols now have in their binder a flyer that will say on one side "Courtesy of your VIP Patrol," and on the other side the water regulations presently in effect. They will, when they find a similar incident, place a copy of the flier in case watering off hours is accidental.

The team who called code were doing what they've been instructed to do, but now the VIP group has established new guidelines giving residents the "benefit of the doubt." Our neighbors will appreciate it and support the VIP program even more.

Thanks to all neighbors who continue to patrol keeping or neighborhood safe! Join our VIP patrol teams by emailing Darrell Wood, Eastwood VIP Leader & Volunteer Coordinator, at [planread@yahoo.com](mailto:planread@yahoo.com) or call (214) 321-5369.

Eastwood. For several years they shared a cat, Pearl Kitty, with a neighbor. However, Pearl Kitty recently moved in with the Lopez family on a permanent basis and it turns out, Pearl is actually Earl.

## NEW BEAUTY AT PEAVY AND CREEKMERE GARDEN

*by Michael Parkey, ASLA*

The riparian committee is working on a project to add new wildflowers and native grasses behind the entry garden and monument at Peavy and Creekmere. This will be the largest new planting we have done in several years. We have wanted to improve the appearance of this corner for some time.



The wildflowers will be in a 200-foot strip at the edge of the mowed lawn behind the entry sign. The first step in the process was completed in August: scalping all the existing vegetation in the new planting area. This was very hard work on a 106° day — I have the best volunteers in the world!

### *Wildflowers for Next Spring*

We have done a number of wildflower plantings over the years, with variable success. This time we are using a fairly intensive method.

It starts with scalping the area and controlling the invasive foreign bindweed that has been a real problem in this part of the park.

When weather conditions are favorable a little later in the fall, we will till part of the area as a test to see if tilling improves results.

Then we will test seed the area with two different wildflower mixes from Native American Seed. The seed mixes were chosen for good color display in the first spring after planting.

Finally, we will plant container grown native grasses in drifts just behind the wildflowers.

Our native prairie grasses can be successfully grown from seed, but they take years to mature. We wanted quicker results this time, so we will plant grasses grown in pots specifically for our project by John Snowden of Bluestem Nursery. Grasses form the permanent structure of the Blackland prairie, so by planting container grown plants we will jump-start the process of prairie restoration.

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